



© 2010 Microsoft Corporation. ©
Pictometry Bird's Eye © 2010 Pictometry
Pictometry Bird's Eye © 2010 MDA

CLEVELAND CIRCLE

10/6/10 Town of Brookline

Burning Questions

- The MBTA has no redevelopment plans for Reservoir Station
- No proposed development plans have been filed for Boston or Brookline
- Boston Development Group (BDG) has submitted a letter of interest to be assigned a Project Manager from the Boston Redevelopment Authority (no plans submitted).
- “limited service hotel with approximately 150 rooms and approximately 24,000 SF of retail space”
- May or may not include Applebee’s Site

Why We're Here

- Property been vacant since mid-2008
- Economic Development Advisory Board (EDAB)
Study for areas zoned L-0.5, Local Business
- 2009 Urban Land Institute (ULI) Area
Recommendations
- Rezoning a year ago to require Special Permit
Design Review in Brookline
- Site Physical Characteristics
- Site Traffic Patterns
- Where Do We Go From Here?

Urban Land Institute (ULI) Technical Assistance Panel



Urban Land
Institute

CLEVELAND CIRCLE TAP

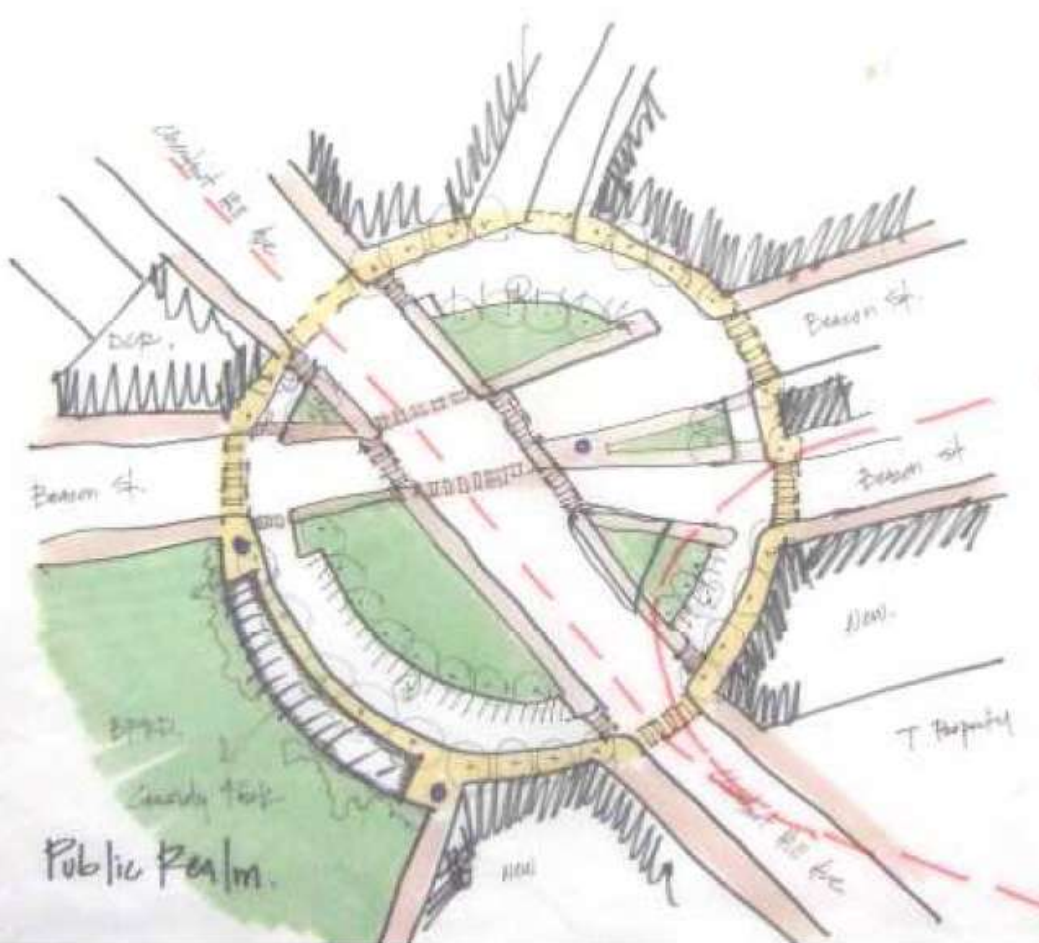


Urban Land Institute Recommendations

- Recommend Inter-Jurisdictional Cooperation for area
- No Preferred Development Alternative for the MBTA site.
- Community representatives indicated preferences for a mixed-use project that provided amenities to the local community without generating substantial new impacts.



Urban Land Institute Recommendations

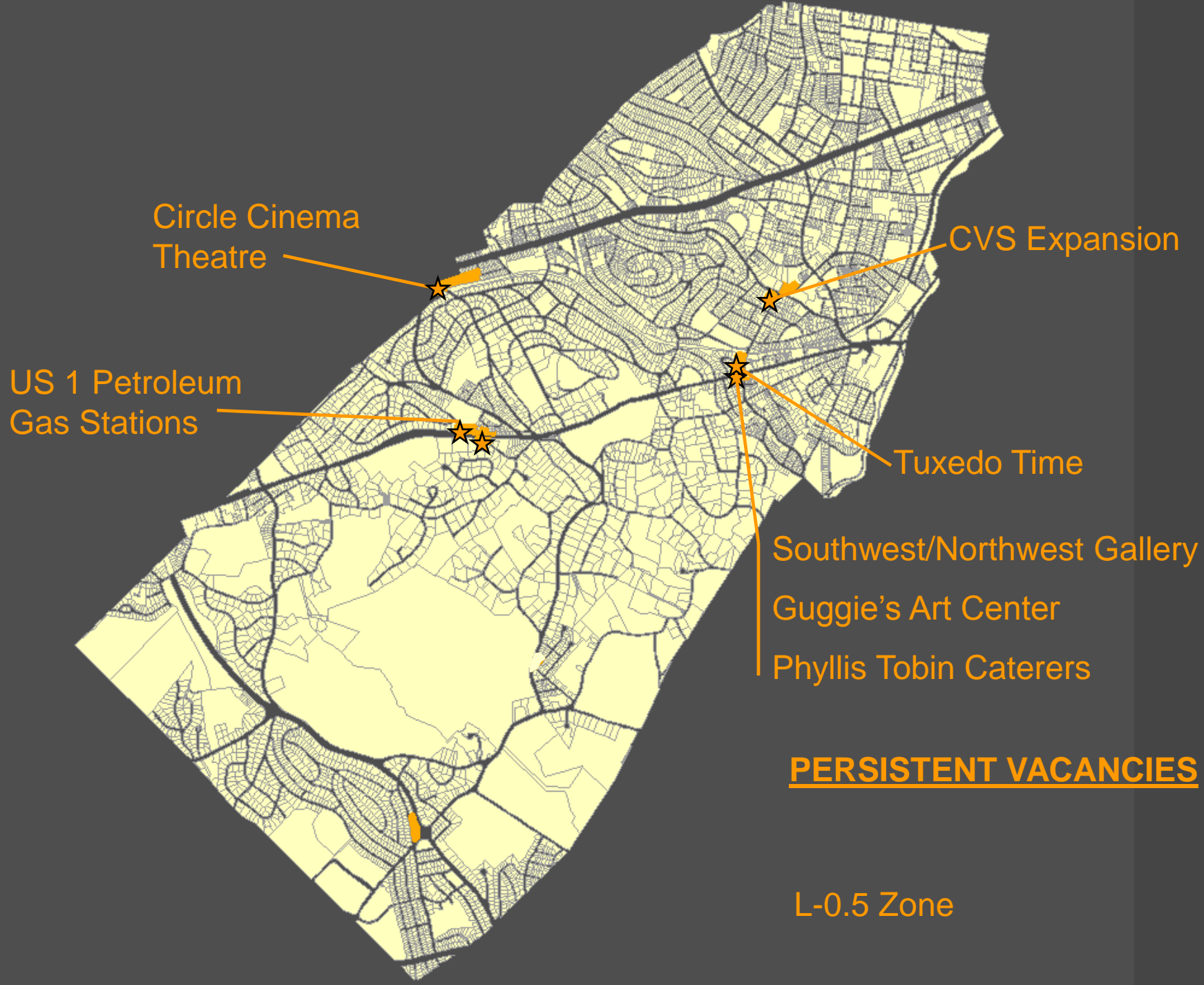


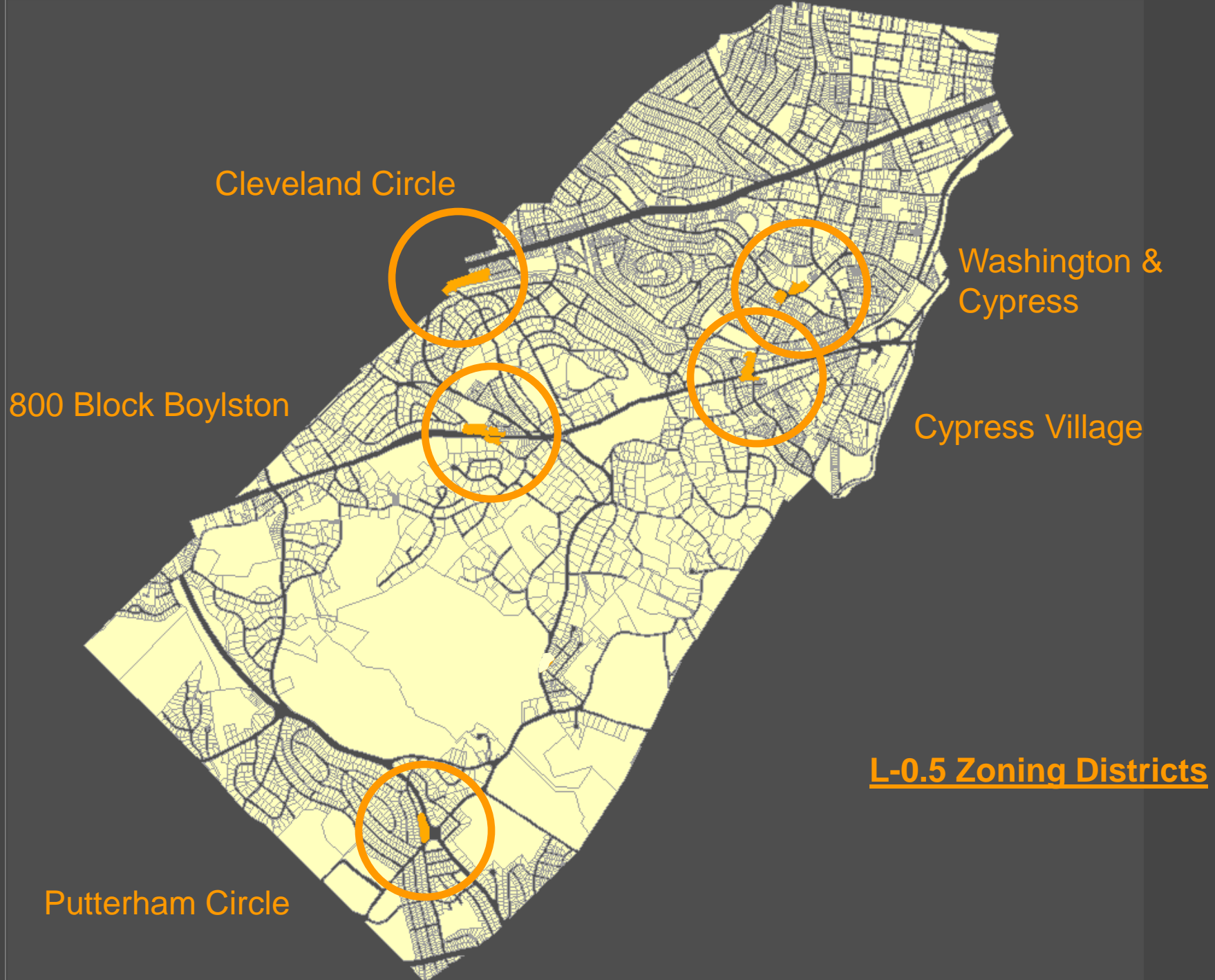
- Transit-oriented development seeking to minimize traffic impact on Cleveland Circle
- Uses should connect the site with the community and provide amenities to existing residents without significant burdens
- Neighborhood character and historic context should not be impaired and massing and height at street edge should be consistent.
- Clearly define travel lanes and create more appealing pedestrian space in Cleveland Circle.
- MBTA should conduct analysis of function and configuration of operations, including relocation of tracks that pass from the MBTA site through Cleveland Circle

Exhibit 6: Proposed redesign of Cleveland Circle.

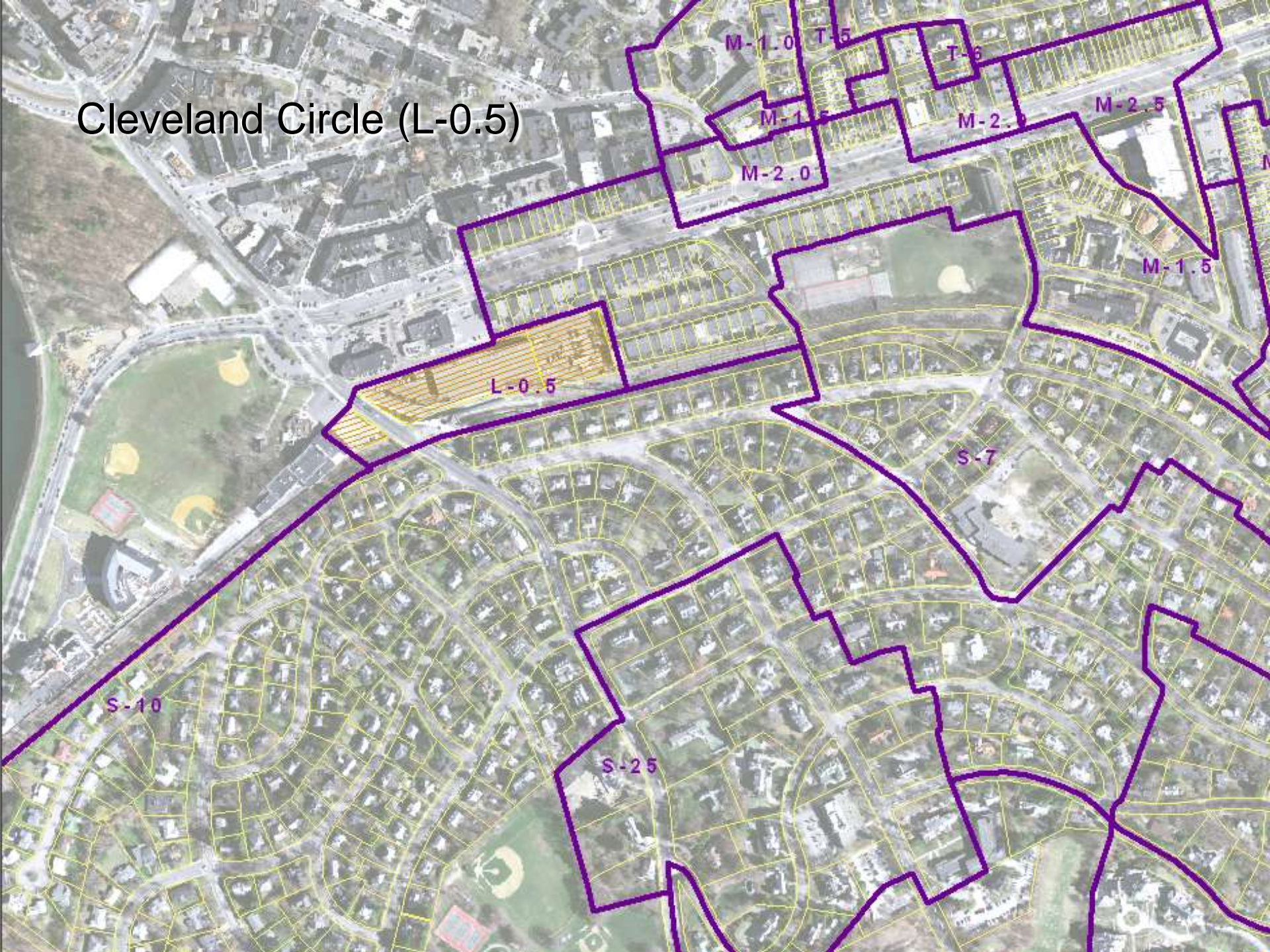
L-0.5 Study

- Many of Brookline's persistent retail vacancies (longer than a year) occur in areas zoned L-0.5, Local Business, FAR of 0.5.
- Many are also the heart of our smaller neighborhood commercial districts, and each has its own character and needs
- Currently, there are limited allowed uses. For example, no retail greater than 5,000 sq. ft. gross floor area. Other current prohibited uses include theatre/concert hall/performing arts venue, hotel, auto-related uses, etc.





Cleveland Circle (L-0.5)



Why is the Site Still Vacant?



Why is the Site Still Vacant?



- Previous use is non-conforming and is no longer a 'grandfathered' use
- Currently, there are limited allowed uses. For example, no retail greater than 5,000 sq. ft. gross floor area. Other current prohibited uses include theatre/concert hall/performing arts venue, hotel, auto-related uses, etc.

Why is the Site Still Vacant?

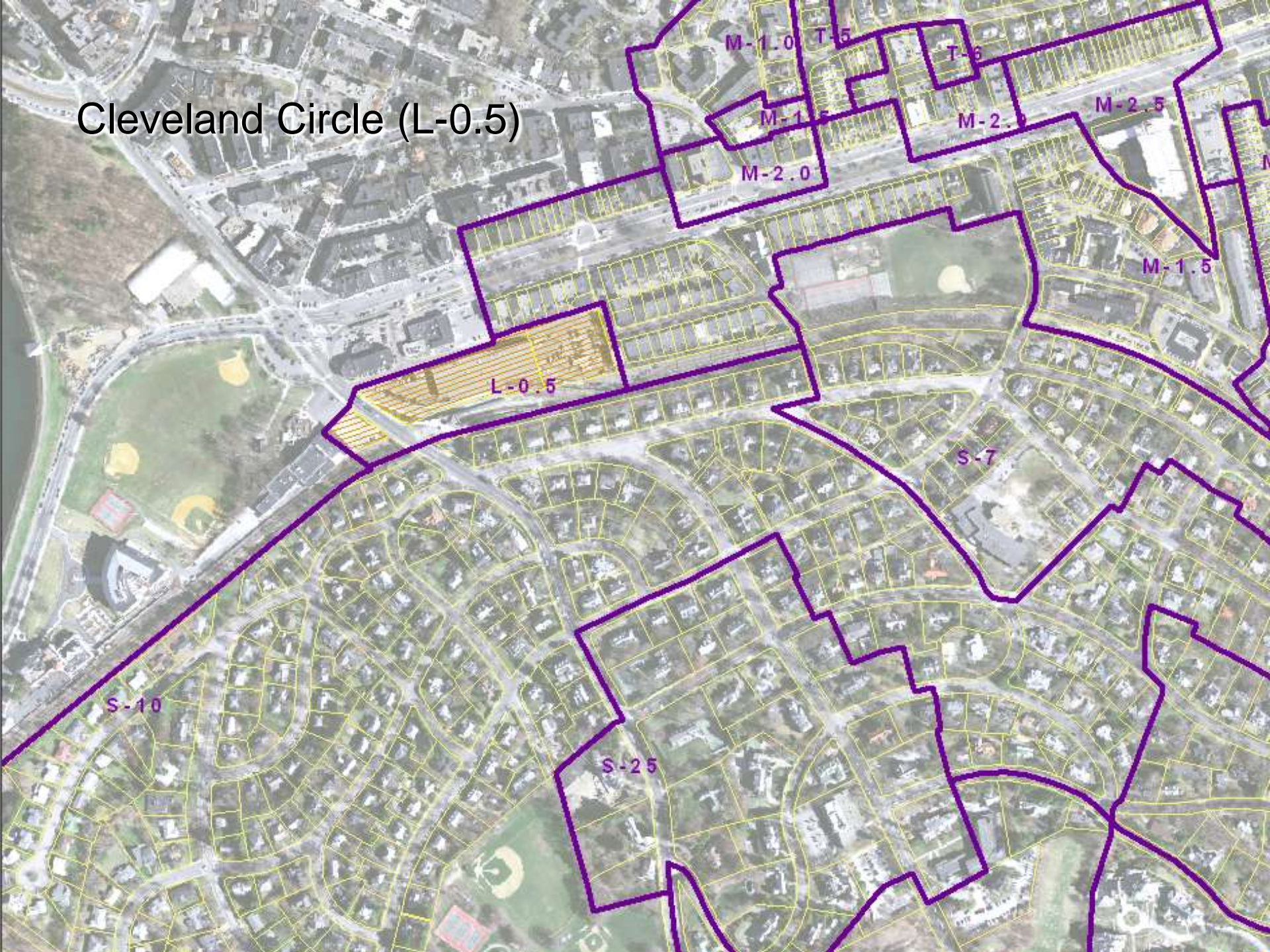


- Multiple property owners, multiple jurisdictions
- Proximity to transit makes this site valuable, yet there are lots of moving parts and uncertainty

Rezoning Last Fall

- Added Cleveland Circle L-0.5 district to those properties requiring Special Permit Design Review based on location
- Any 'new structures, outdoor uses, exterior alterations, exterior additions, exterior changes, or exterior demolitions' will trigger this comprehensive design review for Brookline, including impact statement to the community and environment as well as transportation studies

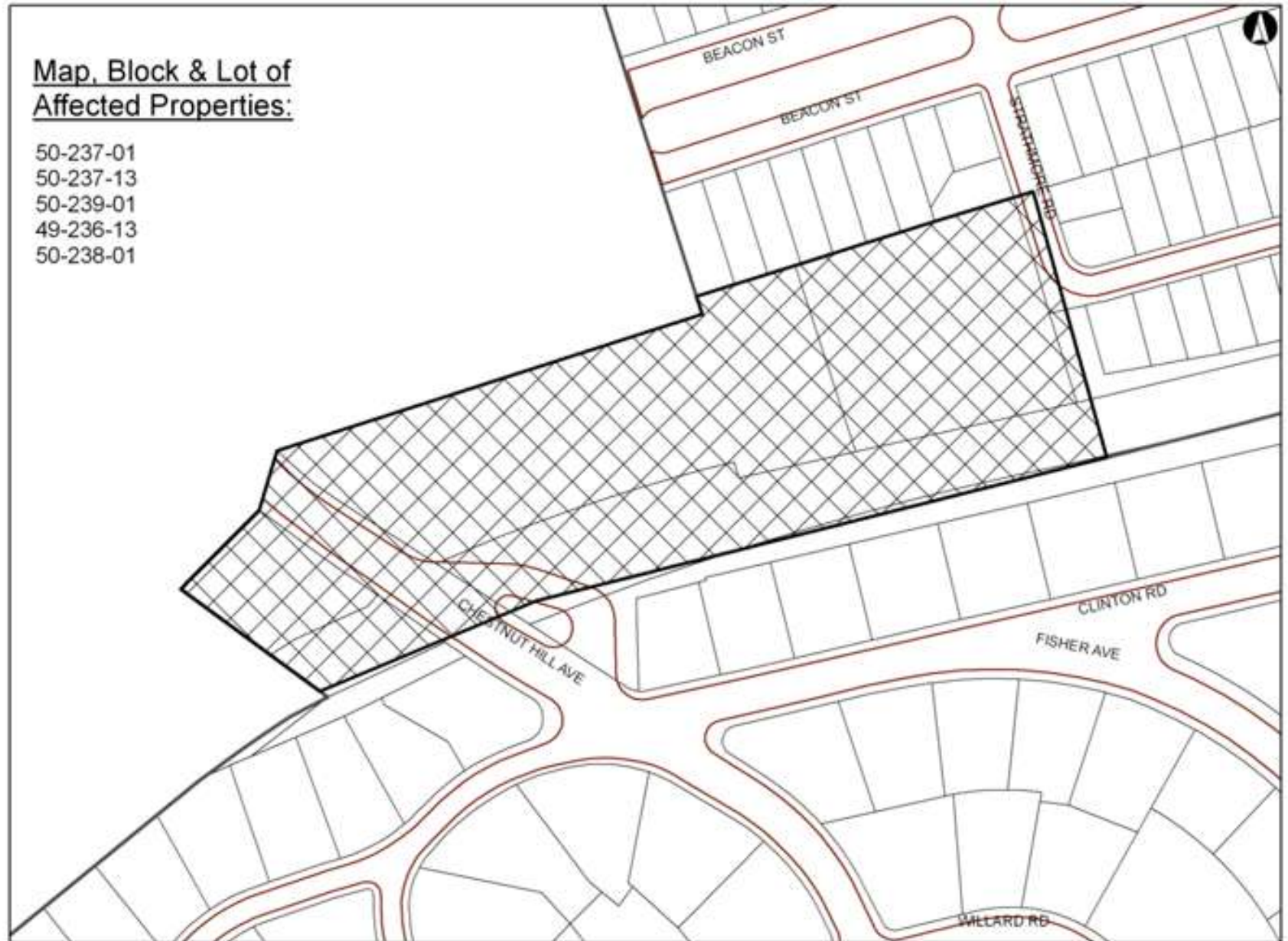
Cleveland Circle (L-0.5)



L-0.5 (CL) Special District

Map, Block & Lot of Affected Properties:

50-237-01
50-237-13
50-239-01
49-236-13
50-238-01



 L-0.5 Special District

1 inch = 150 feet

Physical Characteristics of Site

- Regional Points of Interest
- Historic Context
- Shape of Circle Cinema parcel
- Topography
- Existing Curb cuts

Regional Points of Interest



Historic Context



Topography, Curb Cuts



Traffic Patterns

- Recent Access/Egress Patterns
- Big-Picture Traffic Concerns

Recent Access/Egress Patterns



Big-Picture Traffic Concerns

- Current High Volume of traffic in all directions both am and pm peak hours – 'F' intersection
- Intersection lane designations not clearly signaled striped or defined
- Left turns from westbound Beacon Street to south bound Chestnut Hill Avenue difficult
- On-street parking is highly utilized; often drivers park illegally rather than uses available open spaces which delays traffic
- Transit use is high by area residents
- Pedestrian activity within the intersection is significant
- Long queues of traffic come on all approaches during peak hours
- Bicycle accommodations lacking

A decorative teal-colored shape with a wavy, organic edge on the left side of the slide, extending from the top to the bottom.

Where Do We Go From Here?

Where Do We Go From Here?



Where Do We Go From Here?

- Continue conversations across municipal boundaries
- Look for ways to improve traffic/train/pedestrian connections through Cleveland Circle, whether or not redevelopment occurs
- What uses would work well here?
- How can this site reflect the character of nearby historical districts?
- Pedestrian amenities/desire lines through site
- How much parking do we want to see here?